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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB,
d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

vs.

THE ESTATE OF ROSARIO VELAZQUEZ; THE
UNKNOWN HEIRS AND ASSIGNS OF ROSARIO
VELAZQUEZ; THE UNKNOWN DEVISEES OF
ROSARIO VELAZQUEZ; WELLS FARGO BANK,
N.A.; BELLRIDGE TOWNHOUSES
CONDOMINIUM ASSOCIATION and ALL OTHER
PERSONS OR PARTIES UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN AS 1432
S 308TH LN, FEDERAL WAY, WA 98003

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 16-2-08587-3 KNT

JUDGMENT RENDERED ON 2/28/2017
ORDER OF SALE ISSUED: 6/13/2017
DATE OF LEVY: 7/6/2017

TO: THE ESTATE OF ROSARIO VELAZQUEZ; THE UNKNOWN HEIRS AND ASSIGNS OF
ROSARIO VELAZQUEZ; THE UNKNOWN DEVISEES OF ROSARIO VELAZQUEZ; WELLS
FARGO BANK, N.A.; BELLRIDGE TOWNHOUSES CONDOMINIUM ASSOCIATION and ALL
OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

1432 S 308TH LN, FEDERAL WAY, WA 98003

APARTMENT NO. 1432, BUILDING 2, BELLRIDGE TOWNHOUSES, A CONDOMINIUM
INTENDED FOR RESIDENTIAL USE. ACCORDING TO THE CONDOMINIUM PLAN AND
SURVEY MAP DELINEATING SAID APARTMENT, RECORDED IN VOLUME 99 OF
CONDOMINIUMS, PAGES 93 THROUGH 96, UNDER KING COUNTY RECORDING NO.
9006292605, LOCATED AT 1432 SOUTH 338TH LANE; FEDERAL WAY, WASHINGTON.
TOGETHER WITH AN INDIVIDED 3.25% INTEREST IN THE COMMON AREAS AND FACILITIES
APPERTAINING TO SAID APARTMENT, AND INCLUDING THEREIN LIMITED COMMON
AREAS AND FACILITIES SO APPERTAINING, ACCORDING TO THE CONDOMINIUM
DECLARATIONS RECORDED UNDER KING COUNTY RECORDING NO. 9006292606: SAID
DECLARATION AND PLANS ARE MODIFIED OR AMENDED BY DOCUMENTS RECORDED
UNDER KING COUNTY RECORDING NOS. 9007021422, 9007021423, 9010290652 AND
9010290653: SITUATE IN THE CITY OF FEDERAL WAY, COUNTY OF KING, STATE OF
WASHINGTON. TAX ACCOUNT/PARCEL NO. 068795014007

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 25, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$110,264.67** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
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